

MINUTES
SAN DIEGO COUNTY PLANNING COMMISSION
Regular Meeting – June 2, 2006
DPLU Hearing Room, 9:00 a.m.

The meeting convened at 9:09 a.m. and adjourned at 9:25 a.m.

A. ROLL CALL

Commissioners Present: Beck, Brooks, Kreitzer, Miller, Riess, Woods

Commissioners Absent: Day

Advisors Present: Anzures (OCC); Shick (DPW)

Staff Present: Pryor, Hamilton, Loy, Muto, Russell, Jones (recording secretary)

B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meeting of May 19, 2006

Action: Woods – Riess

Approve the Minutes of May 19, 2006.

Ayes: 6 - Beck, Brooks, Day, Kreitzer, Miller, Riess, Woods
Noes: 0 - None
Abstain: 0 - None
Absent: 1 - Day

C. Public Communication: Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

D. Formation of Consent Calendar: Item 1

P05-001, Agenda Item 1:

1. Hawk Watch Winery, Major Use Permit P05-001, North Mountain Subregional Plan Area

Proposed Major Use Permit to allow the operation of a small winery. An existing 1,500 square-foot agricultural outbuilding will be utilized for wine making and storing purposes, as well as tasting and purchasing wine. The 9.77-acre property contains residence, the above-referenced outbuilding, vineyards, a well, and access roads. Because the uses are existing and allowed by right without a Use Permit, the proposed Major Use Permit is limited to only those uses and portions of the property directly connected to the new agricultural use (winery). Since most buildings, roads and parking areas already exist, none of the proposed uses would result in new disturbance to lands which have not been previously disturbed. The project is located at 27054 Chihuahua Valley Road in Warner Springs, approximately 750 feet east of the intersection with Highway 79.

Staff Presentation: Hamilton

Proponents: 1; **Opponents:** 0

This Item is approved on consent.

Action: Beck – Riess

Grant Major Use Permit P05-001, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.

Ayes:	6 -	Beck, Brooks, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Day

SPA 01-004, TM 5270RPL², P85-084W⁵,
P85-064W⁴, 5M 5239RPL⁴, AD 01-001,
S01-077 and SPA 03-006, Agenda Item 2:

2. HCC Investors, Estates Seven LLC, Lennar Bridges LLC, The Bridges Unit 6/SPA 01-004, TM 5270RPL², P85-084W⁵, P85-064W⁴, The Bridges Unit 7/TM 5239RPL⁴, AD 01-001, S01-077, and Santa Fe Creek/SPA 03-006, San Dieguito Community Plan Area

This request is a proposal to:

- (1) Amend the Canyon Creek (The Bridges) Specific Plan to change an approximately 9.2-acre area currently designated for open space into a residential use (five estate units), and to allow the extension of Calle Ponte Bella Road, which is needed to provide access to Unit 7. Other implementing permits include a Tentative Map to subdivide the new residential area into five lots ranging in size from one to 1.81 acres; two Major Use Permit Modifications to accommodate the new residential development and expansion of The Bridges Golf Course driving range. This Tentative Map will also vacate an open space easement;
- (2) Subdivide 83.5 acres into 29 residential lots (Unit 7). This component of the proposal involves a Vesting Tentative Map, Administrative Permit for Lot Area Averaging and a Vesting Site Plan; and
- (3) Amend the Santa Fe Creek Specific Plan to allow recreational open space on the rear half of Lots 1-5 (which are located along the west boundary of the Specific Plan), in order to accommodate the program to expand The Bridges Golf Course driving range.

The project as a whole is subject to the (17) Estate Residential, (24) Impact Sensitive and (21) Specific Plan Area Land Use Designations of the San Dieguito Community Plan, and the RR.5, A70 and S88 Use Regulations. The Bridges Specific Plan is located north of the intersection of Aliso Canyon Road and Avenida de Duque. Unit 6 is located in the northwesterly corner of the Specific Plan at the current terminus of Calle Ponte Bella. Unit 7 is located east of and adjacent to Unit 6. The Santa Fe Creek Specific Plan is located north of the northerly terminus of Via de las Flores.

**SPA 01-004, TM 5270RPL², P85-084W⁵,
P85-064W⁴, 5M 5239RPL⁴, AD 01-001,
S01-077 and SPA 03-006, Agenda Item 2:**

Staff Presentation: Stocks

Proponents: 6; **Opponents:** 8

It is recommended that consideration of this Item be postponed to allow further resolution of issues raised by various San Dieguito community residents and representatives of environmental resource agencies and the City of Carlsbad.

Action: Woods – Kreitzer

Postpone consideration of SPA 01-004, TM 5270RPL², P85-084W⁵, P85-064W⁴, TM 5239RPL⁴, AD 01-001, S01-077, and SPA 03-006 until the meeting of June 30, 2006.

Ayes:	6 -	Beck, Brooks, Kreitzer, Miller, Riess, Woods
Noes:	0 -	None
Abstain:	0 -	None
Absent:	1 -	Day

Agenda Item No. :

E. Report on actions of Planning Commission's Subcommittees:

No reports were provided.

F. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):

None of the Planning Commissioners will be attending the June 14, 2006 Board of Supervisors meeting.

G. Discussion of correspondence received by the Planning Commission:

There was none.

Department Report

H. Scheduled Meetings:

June 16 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 30, 2006	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room
July 14, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 28, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 11, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 25, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 8, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 22, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 6, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 20, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room

Administrative Items:

November 3, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
November 17, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 1, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 15, 2006	Regular Meeting, 9:00 a.m., DPLU Hearing Room
December 29, 2006	Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room

There being no further business to be considered at this time, the Chairman adjourned the meeting at 9:25 a.m. to 9:00 a.m. on June 16, 2006 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.